

1525 OLD OAK HARBOR ROAD
FREMONT, OH 43420

COMMERCIAL BUILDING FOR SALE
2,928 Square Feet Available (Per Auditor)



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER CARWASH



GENERAL INFORMATION

| | |
|-----------------------|---------------------------------|
| Sale Price: | \$349,000 |
| Building Size: | 2,928 (per auditor) |
| Number of Stories: | 1 |
| Year Constructed: | 1990; renovated 2022 |
| Condition: | Great |
| Acreage: | 1.06 (per auditor) |
| Closest Cross Street: | Cedar Street |
| County: | Sandusky |
| Zoning: | 499-other commercial structures |
| Parking: | 20± spaces |
| Curb Cuts: | 3 plus rear easement |
| Street: | 2 lanes with rear access |



For more information, please contact:

ZACK LIBER, SIOR
(419) 367 4331 or (419) 249 6325
zliber@signatureassociates.com

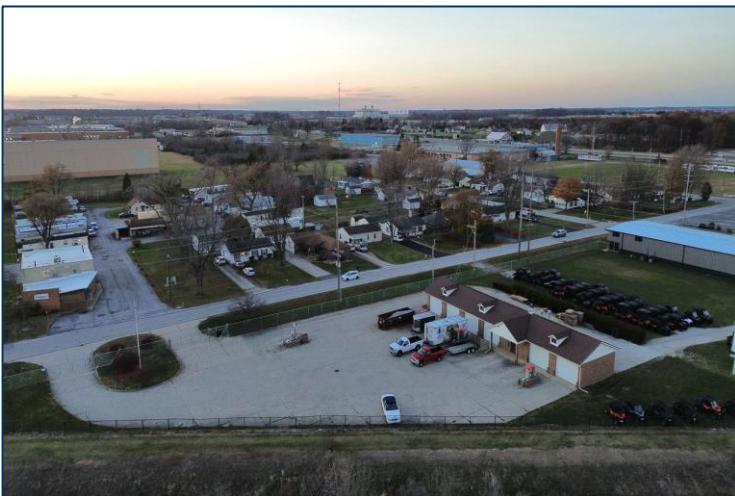
JARED JENSEN
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7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

| | |
|--------------------|--|
| Exterior Walls: | Brick |
| Structural System: | Wood/brick |
| Roof: | Pitch shingle |
| Floors: | Concrete |
| Ceiling Height: | 10' – 12' |
| Heating: | GFA |
| Air Conditioning: | No |
| Power: | 120/208 |
| Restrooms: | 1 |
| Security System: | Yes |
| Overhead Doors: | 6 drive thru bays with 10' x 10' doors |
| Signage: | Façade |

BUILDING INFORMATION

| | |
|-----------------------|---------------------|
| Current Occupant: | Schiets Motorsports |
| Occupancy Date: | Upon closing |
| Sign on Property: | Yes |
| Showing Instructions: | Call agents |

2025 REAL ESTATE TAXES

| | |
|---------------------|------------------|
| Parcel Number: | 34-60-00-0330-03 |
| Total Annual Taxes: | \$2,086.10 |

Comments:

- 6 drive thru bays
- Distance to US 20 – 0.45 miles
- Distance to SR-53 – 1.49 miles
- Distance to I-90 (Ohio Turnpike) - 3.73 miles

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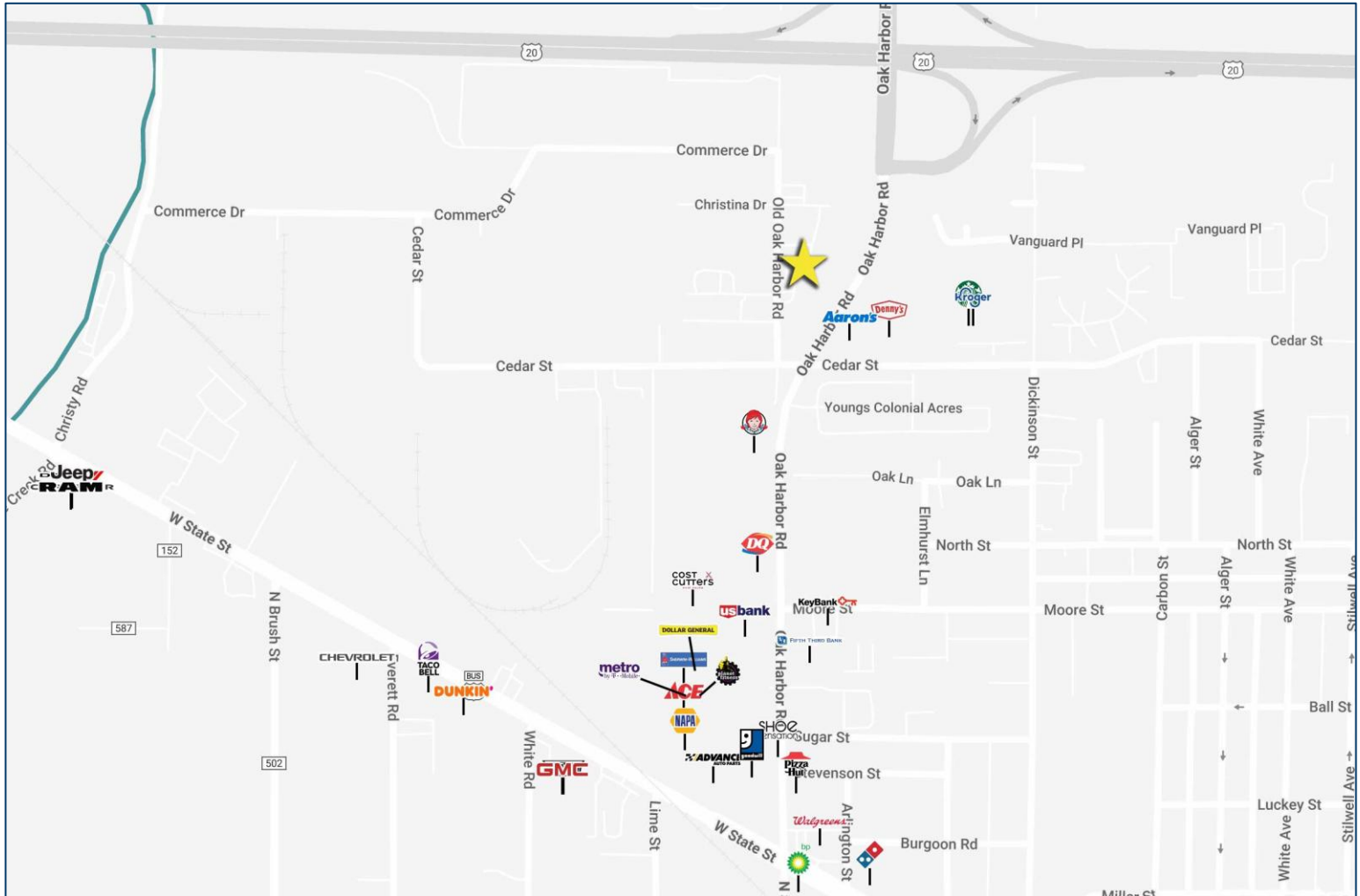
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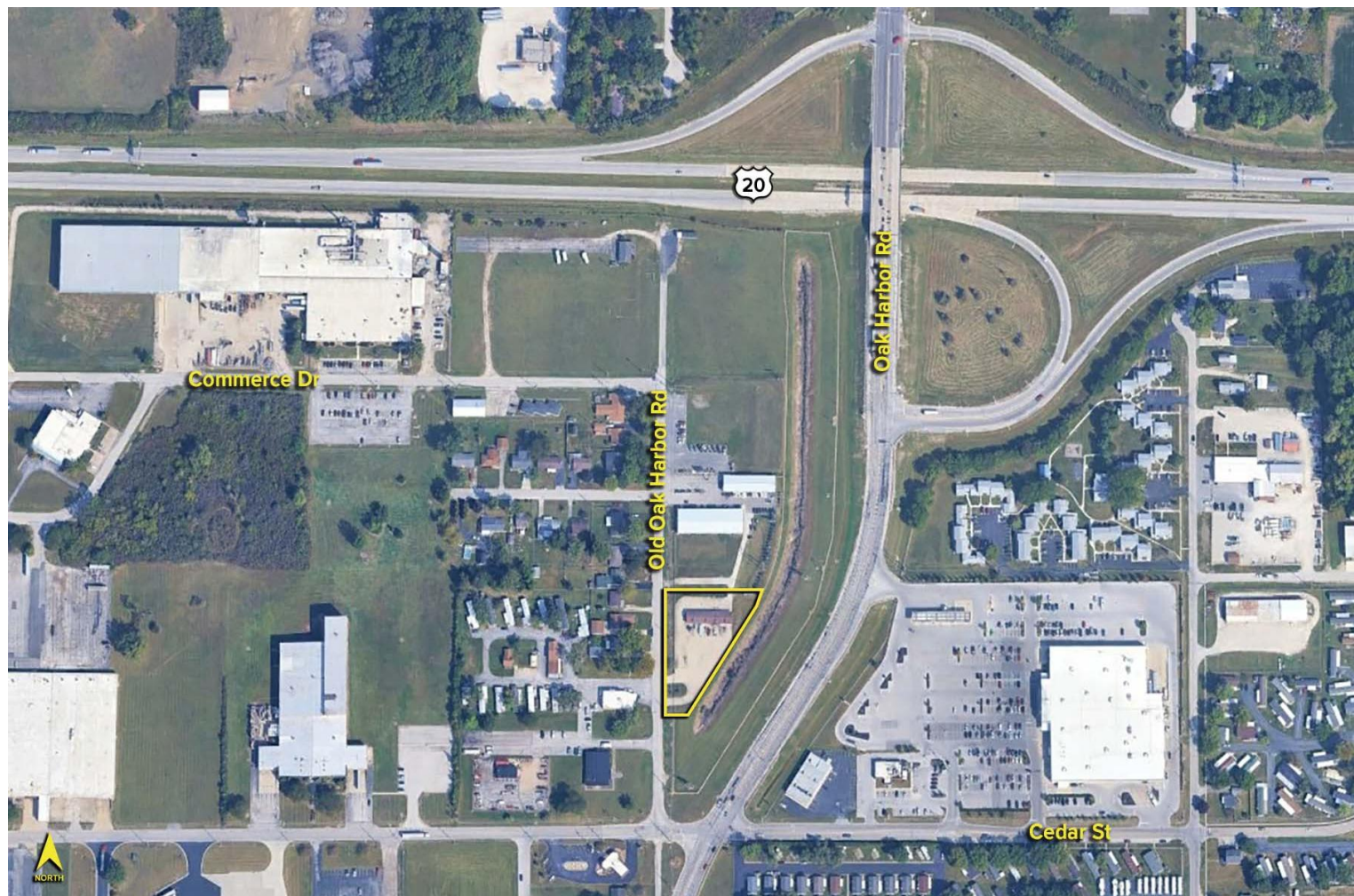
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TRAFFIC COUNTS (TWO-WAY)

| | |
|--------|-----------------|
| 7,778 | Oak Harbor Road |
| 20,971 | US 20 |

DEMOGRAPHICS

| | POPULATION | MED. HH INCOME |
|--------|------------|----------------|
| 1 MILE | 4,085 | \$43,422 |
| 3 MILE | 21,370 | \$61,474 |
| 5 MILE | 26,983 | \$65,324 |

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